

March 14, 2025

Delivered Via Email

President Rafael Mandelman and Supervisors
San Francisco Board of Supervisors
One Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: 4100 3rd Street
Opposition to Appeal of Conditional Use Authorization
BOS File No. 250174
Hearing Date: April 8, 2025 (to be continued from March 25, 2025)
Our File No.: 13300.01

Dear President Mandelman and Supervisors:

This office represents Friends of the Children–SF Bay Area (“**FotC**” and the “**Applicant**”), a 501(c)(3) nonprofit. FotC is an independently funded and managed chapter of a national network that has been applying an intensive, evidence-based mentoring model for over 30 years, hiring salaried, professional mentors to walk beside children facing the biggest barriers as they break the generational cycle of poverty.

After renting space in the Bayview community for the past eight years, and after the Planning Commission approved the Conditional Use (“**CU**”), FotC purchased 4100 Third Street (the “**Property**”), which will provide program space for the 118 children currently enrolled in its program, office space for its 23 employees, and room for the program to grow toward its strategic goal of serving 300 children.

The CU was unanimously approved by the Planning Commission following thoughtful consideration and a detailed review by Planning Department Staff regarding the prior use of the Property and the benefits of the proposed Project. The Appellant only voiced opposition at a subsequent Planning Commission meeting after the approval had been granted.

After their unanimous decision, the Commission revisited the application at two subsequent meetings and, even after hearing Appellant’s concerns about the CU, they maintained their initial approval. The Appellant has now presented those same arguments in this appeal. But the appeal letter is based upon a number of factual inaccuracies and does not provide a valid basis for overturning the CU.

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FotC used a community development grant awarded by then-Speaker Nancy Pelosi in 2022, combined with substantial private contributions, to purchase the Property. The Applicant plans to establish a principally permitted social services use that will provide 12-½ years of professional mentorship for up to 300 Bayview children, providing significant community benefit.

We and the Appellant have agreed to the continuance to April 8, requested by Supervisor Walton's Office. We will submit detailed responses to the Appellant's claims before that date for the Board's review.

Please feel free to contact me with any questions in the meantime.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Andrew Junius